103.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,256,800 / 1,256,800
					USE VALUE:	1,256,800 / 1,256,800
					ASSESSED:	1,256,800 / 1,256,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHEN MIN/SUZANNE
Owner 2:	
Owner 3:	
Street 1:	78 HUTCHINSON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DINJIAN KARNIG S TR -
Owner 2:	C/O SUNTRUST BANK/TRE #737 -
Street 1:	P.O. BOX 14728
Twn/City:	FT LAUDERDALE
St/Prov:	FL Cntry:
Postal:	33302

NARRATIVE DESCRIPTION

This parcel contains 13,470 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1983, having primarily Wood Shingle Exterior and 4722 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13470.000	534,800	900	721,100	1,256,800
Total Card	0.309	534,800	900	721,100	1,256,800
Total Parcel	0.309	534,800	900	721,100	1,256,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 266.16 | /Parcel: 266.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 66261

GIS Ref

GIS Ref

Insp Date 11/21/18

!8203!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 103.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	534,700	900	13,470.	721,100	1,256,700	1,256,700	Year End Roll	12/18/2019
2019	101	FV	443,800	900	13,470.	721,100	1,165,800	1,165,800	Year End Roll	1/3/2019
2018	101	FV	429,800	900	13,470.	618,100	1,048,800	1,048,800	Year End Roll	12/20/2017
2017	101	FV	429,800	900	13,470.	576,900	1,007,600	1,007,600	Year End Roll	1/3/2017
2016	101	FV	429,800	900	13,470.	494,500	925,200	925,200	Year End	1/4/2016
2015	101	FV	427,300	1000	13,470.	443,000	871,300	871,300	Year End Roll	12/11/2014
2014	101	FV	427,300	1000	13,470.	410,000	838,300	838,300	Year End Roll	12/16/2013
2013	101	FV	427,300	1000	13,470.	390,900	819,200	819,200		12/13/2012

PRINT

Date	Time
12/10/20	22:46:56

LAST REV

Date	Time
09/09/19	08:36:02
apro	
8203	

USER DEFINED

Prior Id # 1:	66261
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DINJIAN KARNIG	36207-602		8/23/2002		720,000	No	No		
	15377-347		12/1/1983		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/3/2012	1578	Manual	29,145	C				
7/22/2003	644	Patio Ro	26,000	C		G6	GR FY06	29WX17PATIO RM ON

ACTIVITY INFORMATION

Date	Result	By	Name
11/21/2018	Inspected	BS	Barbara S
11/21/2018	Missed Appt.	BS	Barbara S
9/24/2018	MEAS&NOTICE	BS	Barbara S
4/11/2013	Info Fm Prmt	MM	Mary M
2/21/2009	Meas/Inspect	345	PATRIOT
7/12/2005	Permit Visit	BR	B Rossignol
11/26/2002	MLS	MM	Mary M
4/25/2000	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13470		Sq. Ft.	Site		0	70.	0.76	4			Golf co	25					721,083						721,100	

Total AC/HA: 0.30923 | Total SF/SM: 13470 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 721,083 | Spl Credit | Total: 721,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE W/ STONE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1983	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	8 - Plyw Panel	10	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	22.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		22	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.93594766
Const Adj.:	1.00498199
Adj $ / SQ:	122.279
Other Features:	111800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	685666
Depreciation:	150847
Depreciated Total:	534819

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 3 | Baths: 1 | HB 1

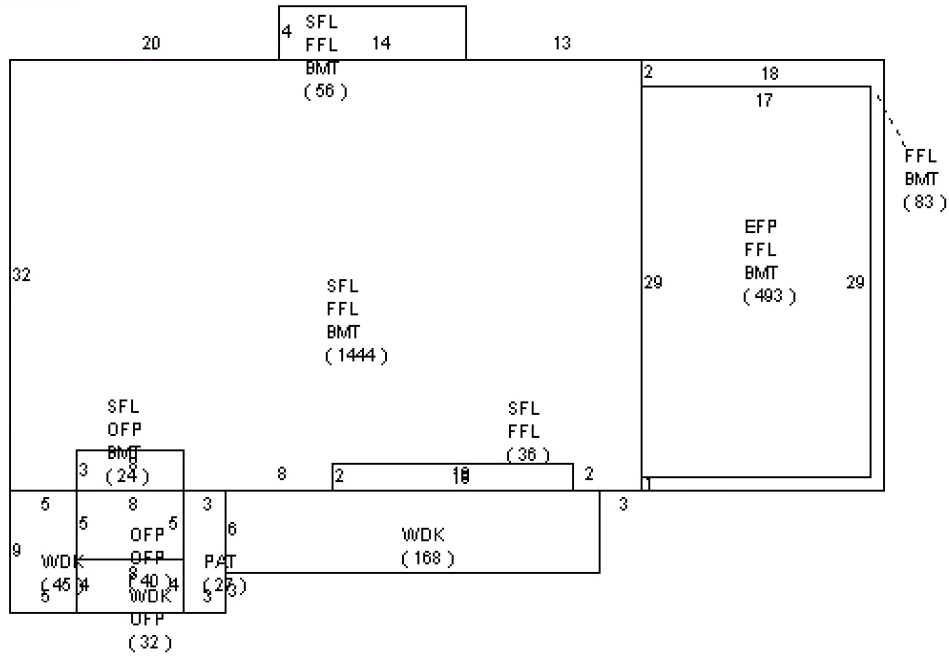
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,112	122.280	258,254
BMT	Basement	2,100	48.610	102,073
SFL	Second Floor	1,560	122.280	190,756
EFP	Enclos Porch	493	32.910	16,225
WDK	Deck	245	10.130	2,482
OFP	Open Porch	136	28.770	3,913
PAT	Patio	27	6.030	163
	Net Sketched Area:	6,673	Total:	573,866
Size Ad	3672	Gross Are	6673	FinArea 4722

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	122.28
Special Features:	0	Val/Su Net:	80.14
Final Total:	534800	Val/Su SzAd	145.64

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 103.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	400	A	AV	1983	3.19	T	28.8	101			900			900

More: N | Total Yard Items: 900 | Total Special Featues: | Total: 900